

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor
mike@briechlelaw.com

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P: 570-251-1512
F: 570-647-0086
susqco.com

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The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

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Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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Susquehanna County Courthouse — 31 Lake Avenue, Montrose, PA 18801 ★ 570.278.4600
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY COMMONWEALTH OF PENNSYLVANIA

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

Estate of Marian G. Tkaczuk
AKA Marian J. Tkaczuk
Late of North Jackson Township,
Susquehanna Co., PA
ADMINISTRATOR
Patricia R. Tkaczuk
369 Sheldon Rd.
Susquehanna, PA 18847
ATTORNEY
Pro Se

11/15/2024 • 11/22/2024 • 11/29/2024

ESTATE NOTICE

In the Estate of Timothy D. Hrevnak of Oakland Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Mitchell D. Hrevnak. All persons indebted to said estate are requested to make prompt payment

and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

11/15/2024 • 11/22/2024 • 11/29/2024

NOTICE

In the Estate of William Rupakus, deceased, late of New Milford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to William H. Rupakus, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

William H. Rupakus
3537 School Road
New Milford, PA 18834

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

11/15/2024 • 11/22/2024 • 11/29/2024

ESTATE NOTICE

In the Estate of Julia Lalli Lackenby, a/k/a Julia L. Lackenby of Clifford Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Walter L. Goodwin. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

11/15/2024 • 11/22/2024 • 11/29/2024

NOTICE OF PROBATE AND GRANT OF LETTERS

NOTICE IS HEREBY GIVEN that on Nov. 1, 2024, Wendy Zapolski, Susquehanna County Register of Wills, granted Letters of Administration, in common form, for the Estate of Stephen A. Duick, late, of Gibson Twp., PA, to Belinda Bright. Mr. Duick passed on October 14, 2024. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098.

LANCE J. FANUCCI, ESQUIRE

11/8/2024 • 11/15/2024 • 11/22/2024

ESTATE NOTICE

Estate of Edgar E. Holbrook
Late of Bridgewater Township
CO-EXECUTOR
Sandra R. Cavanaugh
116 Tocco Road
Montrose, PA 18801
CO-EXECUTOR
Judd E. Holbrook
155 Cruser Street
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

11/1/2024 • 11/8/2024 • 11/15/2024

NOTICE

In the Estate of Nancy A. Marr a/k/a Nancy Marr, deceased, late of Harford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Rebecca A. Seidel, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Rebecca A. Seidel
10 Jerseytown Road
Bloomsburg, PA 17815

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

11/1/2024 • 11/8/2024 • 11/15/2024

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 31, 2024 TO NOVEMBER 6, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$56,000.00
Mortgagor: PRICE, CRAIG T 2 - PRICE, KELSEY O	Mortgagee: UTILITIES EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 111.13-1,013.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: FLAHERTY, JOHN T	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 064.01-1,013.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$340,523.00
Mortgagor: MCCLAIN, STACEY L	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel # 1 - 183.00-1,080.00.001. 2 - 183.00-1,080.00.000.	Municipality BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP
Information:	Consideration: \$350,000.00
Mortgagor: EZMAN, ANTHONY JOSEPH	Mortgagee: FEDERAL SAVINGS BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 245.00-3,026.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: EVERITT, TODD	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 026.00-2,025.01.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WYMAN, DAVID LEE 2 - WYMAN, JOANNA GRACE	Mortgagee: GALLOWAY, STEVEN J 2 - GALLOWAY, CAROL G
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$450,000.00
Mortgagor: KIPP, LARRY 2 - KIPP, LOIS	Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 161.08-2,011.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$450,000.00
Mortgagor: KIPP, LARRY 2 - KIPP, LOIS	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 161.08-2,011.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$265,096.00
Mortgagor: LARCOMBE, STEPHEN 2 - LARCOMBE, SAMANTHA	Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 107.18-1,016.00.000.	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Mortagor: PANEK, ROBERT H JR 2 - MARIANELLI, CHARITY A	Consideration: \$111,150.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 245.00-2,004.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Mortagor: ARNOLD, JOSEPH M 2 - ARNOLD, MARY JANE	Consideration: \$107,500.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 236.00-1,083.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortagor: GILBERT, SCOTT 2 - GILBERT, ANGELA	Consideration: \$449,900.00 Mortgagee: MORTGAGE RESEARCH CENTER LLC (DBA) 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 208.00-2,005.00,000.	Municipality HERRICK TOWNSHIP
Information: Mortagor: ROGERS, ALAN J 2 - ROGERS, JENNIFER	Consideration: \$104,500.00 Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 238.00-1,023.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortagor: HENRY, YVONNE 2 - FLETCHER, JACOB	Consideration: \$188,888.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 253.00-1,012.01,000.	Municipality AUBURN TOWNSHIP
Information: Mortagor: CURRAN, JOHN T 2 - CURRAN, ANDREA L (BY ATTY)	Consideration: \$200,000.00 Mortgagee: AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 157.00-1,080.00,000.	Municipality RUSH TOWNSHIP

DEEDS

Information: Grantor: TURANO, ALBERT T	Consideration: \$1.00 Grantee: TURANO, EDWARD C 2 - TURANO, ALBERT S
Locations: Parcel # 1 - 141.00-1,005.00,000.	Municipality JESSUP TOWNSHIP
Information: Grantor: SUSQUEHANNA CONFERENCE OF THE UNITED METHODIST CHURCH (SUCC TO) 2 - METHODIST EPISCOPAL CHURCH OF THE BOROUGH OF HOP BOTTOM (AKA) 3 - FIRST METHODIST EPISCOPAL CHURCH OF HOP BOTTOM (AKA) 4 - FIRST M E CHURCH OF THE BORO OF HOP BOTTOM	Consideration: \$1.00 Grantee: HOP BOTTOM CHURCH OF HOPE AND PEACE
Locations: Parcel # 1 - N/A	Municipality HOP BOTTOM BOROUGH
Information: Grantor: HOP BOTTOM UNITED METHODIST CHURCH Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: HOP BOTTOM CHURCH OF HOPE AND PEACE Municipality HOP BOTTOM BOROUGH

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: SHAW, ANNETTE G 2 - SHAW, BARRY M	Consideration: \$1.00 Grantee: SHAW, ANNETTE (TRUST BY TRUSTEE)
Locations: Parcel # 1 - 126.07-1,001.02.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C	Consideration: \$1.00 Grantee: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C
Locations: Parcel # 1 - 146.02-1,008.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C	Consideration: \$1.00 Grantee: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C
Locations: Parcel # 1 - 147.00-1,004.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C	Consideration: \$1.00 Grantee: HINKLE, CURTIS I 2 - HINKLE, DARLENE G 3 - MALLERY, KELLY D 4 - HINKLE, ERIC C
Locations: Parcel # 1 - 088.00-1,061.01.000.	Municipality FRANKLIN TOWNSHIP
Information: Grantor: STEPPACHER, PAULA A (ESTATE)	Consideration: \$1.00 Grantee: STEPPACHER, TARA 2 - BARNETT, ERIN 3 - STEPPACHER, MARY KATHRYN
Locations: Parcel # 1 - 208.00-2,019.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: BAILEY, GARY R 2 - BAILEY, MARK C	Consideration: \$1.00 Grantee: BAILEY, MARK C 2 - BAILEY, TERRI L
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: Grantor: BAILEY, TERRI L 2 - BAILEY, MARK C	Consideration: \$1.00 Grantee: BAILEY, ADAM 2 - KNICKERBOCKER, CHRISTINA M
Locations: Parcel # 1 - 111.00-2,044.00.000.	Municipality JACKSON TOWNSHIP
Information: Grantor: HINCHCLIFFE, BRIAN D 2 - HINCHCLIFFE, RACHEL L 3 - HINCHCLIFFE, MICHAEL A	Consideration: \$1.00 Grantee: HINCHCLIFFE, BRIAN D 2 - HINCHCLIFFE, RACHEL L 3 - HINCHCLIFFE, MICHAEL A
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: CHRISTOPHERSEN, BRIAN	Consideration: \$80,000.00 Grantee: CHRISTOPHERSEN, BARRY 2 - CHRISTOPHERSEN, KATHY
Locations: Parcel # 1 - 083.20-2,018.00.000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: WEISE, ROSEMARY	Consideration: \$1.00 Grantee: WEISE, ROBERT A
Locations: Parcel # 1 - N/A 2 - N/A	Municipality FRIENDSVILLE BOROUGH MIDDLETON TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: KRUSE, DONNA R	Consideration: \$260,000.00 Grantee: BOLTON, GLENN 2 - SHUTT-BOLTON, LORIANN (AKA) 3 - BOLTON, LORIANN SHUTT
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: Grantor: WALWWORTH, DELORES A (BY ATTY AKA) 2 - WALWORTH, DELORES A (BY ATTY)	Consideration: \$99,900.00 Grantee: WYMAN, DAVID LEE 2 - WYMAN, JOANNA GRACE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: Grantor: BROOKER, CORINNE E (BY ATTY)	Consideration: \$70,000.00 Grantee: PERRY, SIGRID J 2 - MILLER, CHRISTOPHER K
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information: Grantor: LEWLESS, CAROL I	Consideration: \$0.00 Grantee: LEWLESS, CAROL IDA (TRUST)
Locations: Parcel # 1 - 215.00-1,030.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: FREESTONE, BRYER 2 - FREESTONE, KELSEY	Consideration: \$1.00 Grantee: FREESTONE FAMILY TRUST
Locations: Parcel # 1 - 152.00-1,036.00.000.	Municipality ARARAT TOWNSHIP
Information: Grantor: WELCH, ROBYN M	Consideration: \$1.00 Grantee: STARK, EMILY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: Grantor: GEMMEL, ROBERT E 2 - GEMMEL, DONNA J	Consideration: \$75,000.00 Grantee: WILLIAMS, DANIEL M 2 - WILLIAMS, DEBRA A
Locations: Parcel # 1 - 002.03-1,004.00.000.	Municipality LITTLE MEADOWS BOROUGH
Information: Grantor: MEAD, CAROL	Consideration: \$1.00 Grantee: MEAD, MICHAEL G
Locations: Parcel # 1 - 126.00-1,012.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MEAD, CAROL	Consideration: \$1.00 Grantee: MEAD, MARK A
Locations: Parcel # 1 - 126.06-1,015.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: TEEL, CONNIE M	Consideration: \$1.00 Grantee: KEN TEEL FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - 252.00-1,018.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: GROSVENOR, LAURA E	Consideration: \$1.00 Grantee: GROSVENOR, LAURA E 2 - VERTIN, JANET W
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information: CORRECTIVE Grantor: ST VACATION RENTALS LLC	Consideration: \$1.00 Grantee: GEORGE, KIMBERLY E
Locations: Parcel # 1 - 051.00-1,019.00.000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: DEMANN, FRED JR	Consideration: \$1.00 Grantee: HACKEL, THOMAS ELLIOT 2 - HACKEL, TRICIA LEE
Locations: Parcel # 1 - 041.05-1,003.00.000.	Municipality APOLACON TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: GRECCO, JAMES	Consideration: \$117,000.00 Grantee: PANEK, ROBERT H JR 2 - MARIANELLI, CHARITY A
Locations: Parcel # 1 - 245.00-2,044.00.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: ZIMMERLY, JOHN D 2 - ZIMMERLY, LESLIE A	Consideration: \$1.00 Grantee: ZIMMERLY FAMILY TRUST
Locations: Parcel # 1 - 190.00-1,055.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: SEYBOLD, MARTIN	Consideration: \$449,900.00 Grantee: GILBERT, SCOTT 2 - GILBERT, ANGELA
Locations: Parcel # 1 - 208.00-2,005.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: CLAYTON, NELSON (BY ATTY AKA) 2 - CLAYTON, NELSON C JR (BY ATTY)	Consideration: \$185,000.00 Grantee: HENRY, YVONNE 2 - FLETCHER, JACOB
Locations: Parcel # 1 - 253.00-1,012.01.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: CHIDESTER, KEITH 2 - CHIDESTER, DALE 3 - CHIDESTER, SIDNEY	Consideration: \$1.00 Grantee: CHIDESTER, SIDNEY 2 - CHIDESTER, ANIKA
Locations: Parcel # 1 - 201.00-2,012.00.000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: BEDELL, RICHARD W JR 2 - BEDELL, ALICIA L	Consideration: \$250,000.00 Grantee: CURRAN, JOHN T 2 - CURRAN, ANDREA L
Locations: Parcel # 1 - 157.00-1,080.00.000.	Municipality RUSH TOWNSHIP
Information: Grantor: BLUE RIDGE PROPERTY MANAGERS LLC	Consideration: \$55,000.00 Grantee: BLUE DIAMOND PROPERTIES LLC
Locations: Parcel # 1 - 268.11-1,082.00.000.	Municipality FOREST CITY
Information: Grantor: FRIENDSVILLE PROPERTIES LLC	Consideration: \$220,000.00 Grantee: MASEYCHIK, AMY 2 - MASEYCHIK, SARAH
Locations: Parcel # 1 - 080.00-1,017.00.000.	Municipality MIDDLETOWN TOWNSHIP

Susquehanna County LEGAL JOURNAL

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Honesdale, PA 18431
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One (1) time insertion

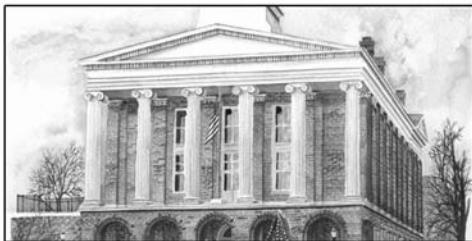
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Fax: 570-647-0086

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2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

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